

**LAND BOARD AGENDA ITEM**

**May 16<sup>th</sup>, 2011**

**SET MINIMUM BID FOR LAND BANKING PARCELS # 620, 621, &  
622  
VALLEY COUNTY**

<b>Seller:</b>	State of Montana, Department of Natural Resources and Conservation
<b>Nominators:</b>	Parcels 620 & 622 – DNRC, Glasgow Unit  Parcel 621 – Lessee, Pro CO-OP
<b>Location:</b>	Parcels 620, 621, & 622 - are located on the east side of the town of Richland in Valley County.
<b>Property Characteristics:</b>	Parcels 620 & 622 – These parcels are on the abandoned Great Northern Railroad right of way.  Parcel 621 – this parcel is native rangeland leased for grazing, adjacent to the town of Richland.
<b>Access:</b>	Parcels 620, 621, & 622 – All parcels are legally accessible from the Richland-Frazer Road, which runs from Highway 248 to Main Street in Richland.
<b>Economic Analysis:</b>	Short term – The rate of return on the sale parcel is 0.06% for Common Schools. They would continue to receive this return if the parcels are not sold.  Long term – The sale of these parcels would result in acquisition of lands that generate a higher rate of return. To date the average annual rate of return on acquisitions has been 1.91%, on acquisitions with0 income generated from annual lease payments.

### Cultural/Paleontological Resources:

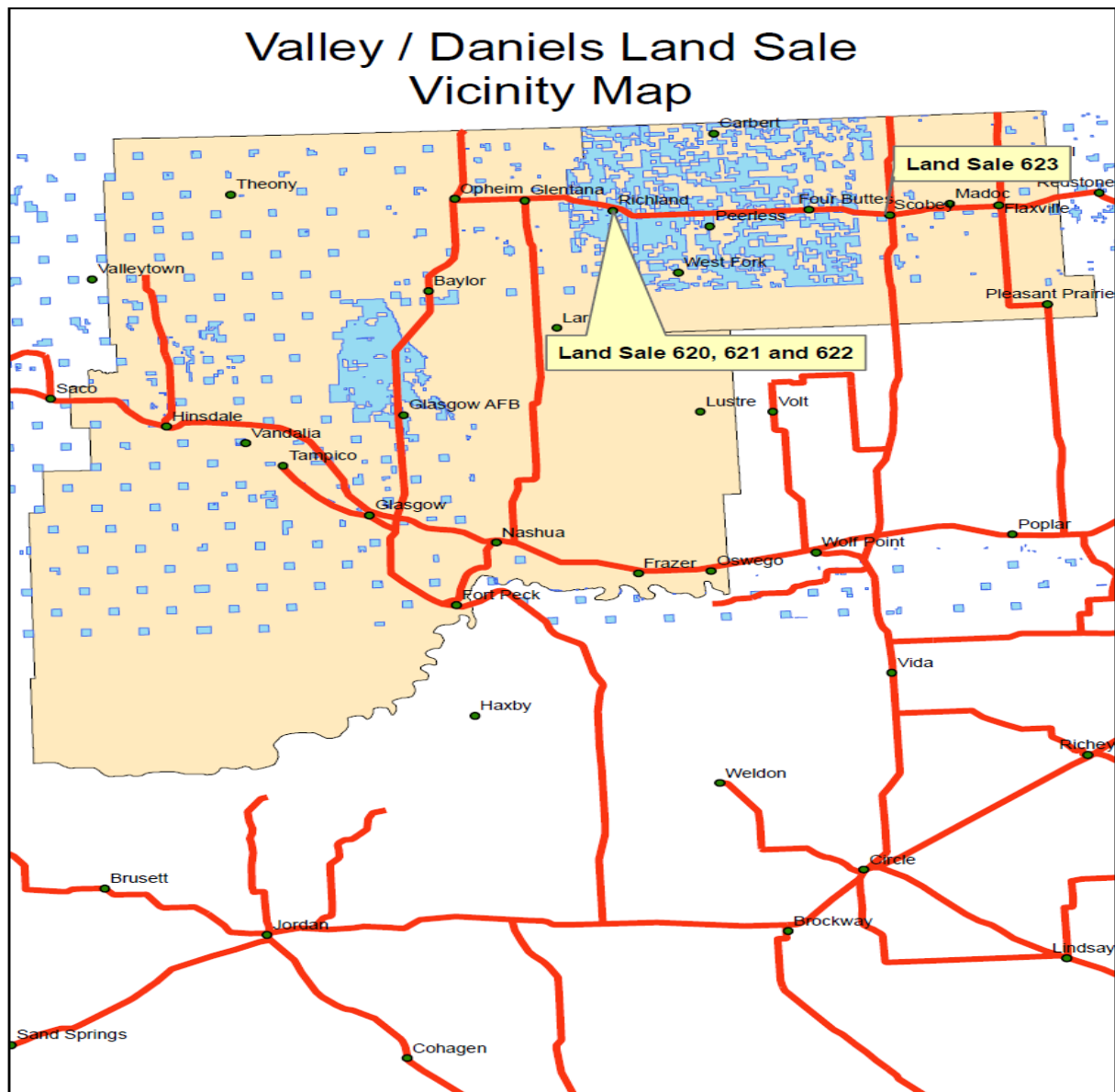
These tracts were inventoried for cultural or paleontologic resources to a Class I level only because the ground surface is heavily disturbed as a result of past developments, and because neither Judith River nor Hell Creek geologic Formations underlie the parcel. Abandoned segments of railroad grade constitute Sales 620 and 622. This cultural resource has been previously documented in detail (24VL99) and determined to be an *Antiquity*, as defined under the Montana State Historic Preservation Act. It is recommended here that sale of the two segments of abandoned railroad grade will not alter the characteristics of the property that make it an Antiquity.

### Agency Recommendation:

Based on the appraised value with legal access, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value With Access	Appraised Value Per Acre With Access	Appraised Value Without Access	Recommended Minimum Bid	Trust
620	2.2	\$4,000	\$2,000	N/A	\$4,000	Common Schools
621	5.48	\$4,000	\$800	N/A	\$4,000	Common Schools
622	3.84	\$4,000	\$1,000	N/A	\$4,000	Common Schools
Total					\$12,000	

## Valley County Sale Location Map



**Sales #620, 621, & 622**

**Townsite of Richland**

